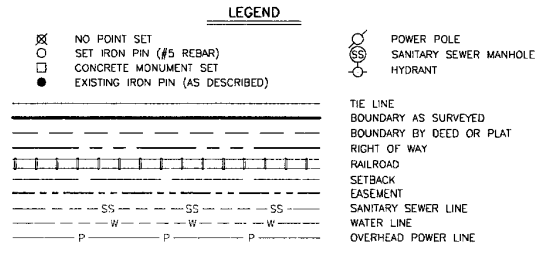
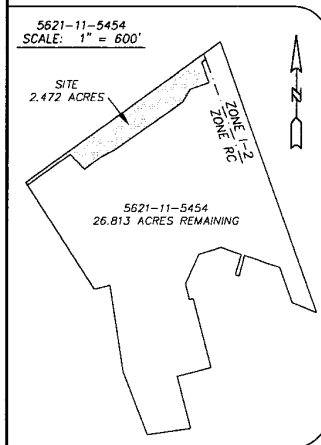


VICINITY MAP
NOT TO SCALE



NOTES:
1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
4. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS.
5. FLOOD PLAIN INFORMATION SCALED FROM F.I.R.M. PANEL NO. 3702500081 D, EFFECTIVE DATE NOVEMBER 2, 1994. NOT FIELD LOCATED.
6. ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
ZONE A - AREAS OF 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED
7. CITY OF CONCORD WATER AND SEWER IS AVAILABLE.
8. SUBJECT PROPERTY IS ZONED RC.
REFERENCES:
1. ALL DEEDS AND MAPS SHOWN HEREON.
2. GPS CONTROL REPORT FOR THE CITY OF CONCORD BY CONCORD ENGINEERING & SURVEYING, INC.; JOB NO.: 95-07-03.
3. MAP TITLED "BOUNDARY SURVEY FOR PROPERTY OF: PUNCH 1 LLC" BY CONCORD ENGINEERING & SURVEYING, INC.; DATED 7-12-2004; JOB NO.: 040418.001.

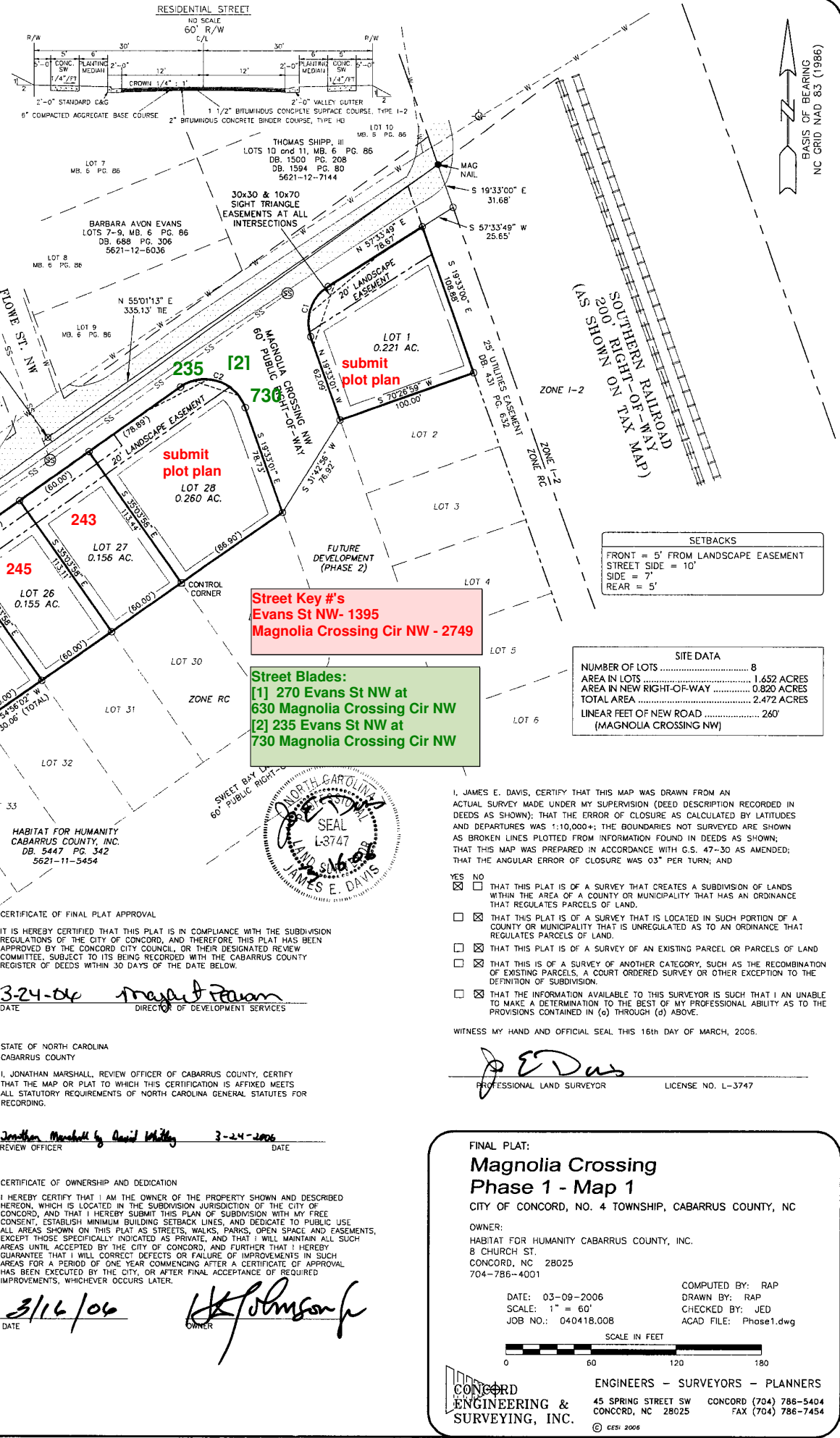
CERTIFICATE OF FEE PAYMENT
I HEREBY CERTIFY THAT ALL FEES FOR THE MAGNOLIA CROSSING (PH. 1-MAP 1) SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
3/23/06
DATE
FINANCE DIRECTOR

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, TO THE BEST OF MY KNOWLEDGE, IS IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCE.

ADMINISTRATOR OR DESIGNEE DATE

CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL
I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE MAGNOLIA CROSSING (PH. 1-MAP 1) SUBDIVISION.
W.A. Seemore Jr. 3-23-06
DIRECTOR OF ELECTRIC SYSTEMS DATE

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS
I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE MAGNOLIA CROSSING (PH. 1-MAP 1) SUBDIVISION.
Sue B. Hyde 3/23/06
DIRECTOR OF ENGINEERING DATE



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	40.38'	30.00'	N 19°00'24" E	37.40'
C2	55.42'	30.00'	S 72°28'06" E	47.87'
C3	8.05'	970.00'	N 35°18'14" W	8.05'
C4	46.96'	30.00'	N 09°46'26" E	42.31'
C5	47.29'	30.00'	S 80°13'34" E	42.54'

RIVER STREAM OVERLAY DISTRICT (RSOD) BUFFER
74' FROM BANK
(50 + 4% AVG. ADJ. SLOPE)

BUFORD L. CANNON and wife,
JAMIE H. CANNON
DB. 368 PG. 227
5621-01-8552

FRANK FLEMING and wife,
LELA FLEMING
DB. 244 PG. 72
5621-01-8971

WILLIE JOHNSON
DB. 433 PG. 771
5621-01-8951

LELA J. MILLS
LOTS 1 and 2, BLOCK C
MB. 1 PG. 9
DB. 433 PG. 768
5621-11-1784

FRED K. FLEMING and wife,
ANN S. FLEMING
DB. 450 PG. 376
5621-11-3719

J & B DEVELOPMENT
COMPANY OF CONCORD, LLC
DB. 3193 PG. 299
DB. 3389 PG. 349
5621-11-3875

JESSIE SMITH
and wife,
ARSONIA SMITH
DB. 257 PG. 246
5621-11-4950

THOMAS FORD and wife,
FRANCES FORD
DB. 380 PG. 336
5621-11-5903

WILLIE GLENN
DB. 307 PG. 217
5621-11-4817

HABITAT FOR HUMANITY
CABARRUS COUNTY, INC.
DB. 5447 PG. 342
5621-11-5454

CERTIFICATE OF FINAL PLAT APPROVAL
IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.
3-24-06
Maggie P. Pagan
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF NORTH CAROLINA
CABARRUS COUNTY
I, JONATHAN MARSHALL, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.
Jonathan Marshall by David Willey 3-24-2006
REVIEW OFFICER DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.
3/16/06
DATE
OWNER

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, N.C.
FILED FOR REGISTRATION ON THE
22 DAY of March 2006
AT 8:38 O'CLOCK A.M.
AND REGISTERED IN RECORD BOOK
NO. 49 PAGE 18
Melissa K. Kelly
REGISTER OF DEEDS

I, JAMES E. DAVIS, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:10,000+; THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THE ANGULAR ERROR OF CLOSURE WAS 03" PER TURN; AND
YES NO
☒ THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LANDS WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
☐ THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
☒ THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND
☐ THAT THIS IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
☒ THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (a) THROUGH (d) ABOVE.
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF MARCH, 2006.
J.E. Davis
PROFESSIONAL LAND SURVEYOR LICENSE NO. L-3747

FINAL PLAT:
**Magnolia Crossing
Phase 1 - Map 1**
CITY OF CONCORD, NO. 4 TOWNSHIP, CABARRUS COUNTY, NC
OWNER:
HABITAT FOR HUMANITY CABARRUS COUNTY, INC.
8 CHURCH ST.
CONCORD, NC 28025
704-786-4001
COMPUTED BY: RAP
DRAWN BY: RAP
CHECKED BY: JED
ACAD FILE: Phase1.dwg
DATE: 03-09-2006
SCALE: 1" = 60'
JOB NO.: 040418.008
CONCORD ENGINEERING & SURVEYING, INC.
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
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